

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

the lot is located in an area zoned A-1, which requires one acre per home. But the lot is only .26 acre. There are adjacent lots with much higher density.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

the request to construct a single family residence is compatible with property uses in the surrounding area.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

there are other lots adjacent of the same approximate size with single family homes.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

At .26 acre, this lot fronting Ronald Reagan Blvd is virtually useless without a variance due to the zoning requirement for a full acre per residence.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

Reducing the requirement for a full acre per residence to a quarter acre per residence, as is the case for the adjacent lot to the west, is the only way this property can be used.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

the adjacent lot fronting Ronald Reagan to the west is approximately the same size and has a single family residence. The property to the east across Thomas Stable Rd has a multi-family project. So this request is entirely appropriate for the area.